

Town of Marlborough Planning Board Application

Application For: (Check One)

Subdivision ☐ **Lot Line (3 plus lots)** ☐

Application Number: _____

Date of Submission: _____

Name of Project: Subdivision of lands of Caroline P. & Steven R. Santini

Location of Project: 219-229 Mt. Zion Road Marlborough

Tax Section Block and Lot: 102.3-2-15

Zoning District: R-Ag-1

Number of Acres: 25.04 Sq. Footage of Building: _____

Description of Project (include number of lots/units & bedrooms):

Three lot subdivision of 25.04 acre parcel.

EMAIL: carrie.santini@yahoo.com

Name of Property Owner: Caroline P. & Steven R. Santini

Address of Property Owner: 219-229 Mt. Zion Road Marlborough, NY 12542

Telephone Number of Property Owner: 845-234-5320 cell-845-220-8352

Name of Applicant: Caroline P. & Steven R. Santini

Address of Applicant: 219-229 Mt. Zion Road Marlborough, NY 12542

Telephone Number of Applicant: 845-234-5320 cell-845-220-8352

Name of Surveyor: Control Point Associates, Inc. - Patricia Brooks, Land Surveyor

Address of Surveyor: 11 Main Street Highland, NY 12528

Telephone Number of Surveyor: 845-691-7339 email - pbrooks@cpasurvey.com

Name of Engineer: Mark Day

Address of Engineer: 3 Van Wyck Lane Wappingers Falls, NY 12590

Telephone Number of Engineer 845-223-3202 email - info@daystokosaengineering.com

Name of Attorney: n/a

Address of Attorney:

Telephone Number of Attorney:

Reason For Application:

to received Planning Board approval for a Three Lot Subdivision.

Description of Proposal:

Proposed Lot 1, 2.14 acres with an existing house,well, septic system and accessory structures.

Proposed Lot 2, 4.21 acres with an existing house,well, septic system and accessory structures.

Proposed Lot 3, 18.69 acres, vacant parcel

Caroline P. & Steven R. Santini

Applicant's Name

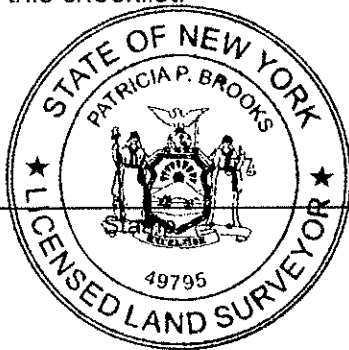
CHECKLIST FOR MAJOR/MINOR SUBDIVISION, SITE PLAN and/or LOT LINE REVISION

- I. The following items shall be submitted for a COMPLETED Planning Board Application Form.
1. ☒ Completed Application
 2. ☒ Environmental Assessment Form (<https://www.dec.ny.gov/permits/6191.html>)
 3. ☒ Letter of Agent Statement
 4. ☒ Application Fee (*Separate check from escrow fee*)
 5. ☒ Escrow Fee (*Separate check from application fee*)
 6. ☒ Copy of deed
 7. ☒ Completed checklist (*Automatic rejection of application without checklist*)
 8. ☐ Agricultural Data Statement (*if applicable*)
 9. ☒ Provide twelve (12) copies of all maps, plans, reports and a PDF computer file on CD of all documentation submitted. Plan sets must be correlated packages.
- II. The following checklist items shall be incorporated on the Subdivision Plat, Site Plan, or Lot Line Revision prior to consideration of being placed on the Planning Board Agenda. Non-Submittal of the checklist will result in application rejection.
1. ☒ Name and address of applicant
 2. ☒ Name and address of owner (*if different*)
 3. ☒ Subdivision name and location
 4. ☒ Tax Map Data (*Section-Block-Lot*)
 5. ☒ Location map at a scale of 1" = 2,000
 6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
 7. ☒ Show zoning boundary if any portion of proposed subdivision or site is within or adjacent to a different zone
 8. ☒ Date of plat preparation and/or plat revisions
 9. ☒ Scale the plat is drawn to (Max 1" = 100')
 10. ☒ North Arrow

11. ☒ Surveyor's Certification
12. ☒ Surveyor's seal and signature
13. ☒ Name, SBL and acreage of adjoining owners
14. ☒ NYSDEC Wetland and 100 foot buffer zone with an appropriate Certification block regarding DEC requirements.
15. ☐ Flood plain boundaries
16. ☐ Federal Wetland Boundary
17. ☐ Metes and bounds of all lots
18. ☐ Name and width of adjacent streets, include dedication parcels. The road boundary is to be a minimum of 25 feet from the centerline of the paved street.
19. ☒ Show existing or proposed easements (*note restrictions*)
20. ☐ Right of way width and Rights of Access and utility placement.
21. ☐ Road profile and typical section including existing proposed grades, vertical curve data, utilities, drainage and other improvements.
22. ☒ Lot area acreage. For lots under 2 acres, list in square feet & acres.
23. ☒ Number of lots including residual lot.
24. ☐ Show any existing waterways, wetlands, ponds, lakes, streams, drainage courses within 200 feet of parcel boundaries.
25. ☐ A note stating a road maintenance agreement is to be filed in the County Clerk's Office for private roads.
26. ☒ Applicable note pertaining to owners review and concurrence.
27. ☒ Show any public improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. ☐ Show all existing houses, accessory structures, wells and septic systems on and within 200 feet of the parcel to be subdivided.
29. ☒ 2 Foot Contours
30. ☒ Indicate any reference to a previous subdivision, i.e., filed map number, data and previous lot number.

31. ☐ If a private road, Town Board approval of name required, and notes on the plan that no Town services will be provided and a street sign (*per Town specs*) is to be furnished and installed.
32. ☐ The amount of grading expected or known to be required to bring the site to readiness.
33. ☐ Estimated or known cubic yards of material to be excavated.
34. ☐ Estimated or known cubic yards of fill required.
35. ☐ The amount of grading expected or known to be required to bring the site to readiness.
36. ☐ Type and amount of site preparation which falls within the 100 foot buffer strip of wetlands and within the Critical Environmental Area. Please explain in square feet or cubic yards.
37. ☐ Amount of site preparation within a 100-year flood plain or any water course on the site. Please explain in square feet or cubic yards.
38. ☒ Planning Board approval block 4" x 2"
39. ☒ Special district boundaries, agricultural, school, fire, water, sewer, etc.
40. ☐ Sight distance of all intersections and driveways.
41. ☐ Ridgeline and steep slope notation.
42. ☒ Agricultural setbacks.
43. ☐ After final approval is given by the Planning Board, the Building dept. needs to be contacted for further guidance.

The plat for the proposed subdivision, site plan, or lot line revision has been prepared in accordance with this checklist.



By: Patricia P. Brooks
Licensed Professional

June 29, 2023
Date

**Town of Marlborough Planning Board
Legal Notices for Public Hearing**

Public Hearings are generally held only on the first (1st) Monday of the Month.

Procedure for Legal Notices:

1. The Town of Marlborough Planning Board will schedule Public Hearings during a regularly scheduled meeting after approval for the Public Hearing has been granted.
2. Applicants are required to obtain surrounding property owner names and addresses from the Ulster County Parcel viewer for 500 feet from the parcel. See <https://ulstercountyny.gov/maps/parcel-viewer/>.
3. Applicants are required to send a Public Notice Letter, obtained from the Town of Marlborough Planning Board Office, via Certified Mail with Return Receipt to property owners no less than 10 days prior to Public Hearing.
4. The Town of Marlborough Planning Board Office will send notification to the Town's official newspaper.
5. All Certified Mail with Return Receipt receipts, in addition to a copy of the Ulster County Parcel viewer's listing of names and addresses, must be submitted at the Public Hearing.

Any questions regarding procedures should be directed to The Town of Marlborough Planning Board Office.

Phone: 845-795-6167

Email: marlboroughplanning@marlboroughny.us

Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grand parents, parents, spouse, significant other, children, grand children, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, Caroline P. & Steven R. Santini, residing at 219-292 Mt. Zion Road Marlborough, NY 12542
, make the following statements about interests in the
real property which is the subject of this application, petition or request for a 3 Lot Subdivision
, before the Planning Board
of The Town of Marlborough.

PART I: Except as otherwise set forth in Part II below:

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

B. Corporations or other entities with an interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

C. Stockholder or controlling interest

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

D. Party to an agreement with the applicant

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is a immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

PART II: If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-2220.

PLEASE TAKE NOTICE.....A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW § 809 AS A MISDEMEANOR.

Signed: C. Santini AS

Date: 7/5/23

ACKNOWLEDGMENT

State of New York

County of:

On 7/5/23, before me personally appeared Carmine Steven Santini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that [he/she/they] executed the same in [his/her/their] capacity(ies), and that by [his/her/their] signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE8240448
Qualified in Ulster County
Commission Expires May 02, 2023

Suzanne

PLANNING BOARD FEES

(ALL APPLICATIONS Subject To Escrow Fees)

Please make checks payable to: Town of Marlborough

Application Fees:

Residential Subdivision – Single Family or Town House	\$750.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$750.00, plus \$100.00 per Unit
Commercial Subdivision	\$600.00, plus \$200.00 per Lot or Unit
Commercial Site Plan	\$1,000.00, plus \$10.00 per 1,000 Sf of Bldg.
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$350.00
All other Site Plans Reviews	\$550.00
Simple 2 Lot Line Revision	\$600.00
Recreation Fees (Residential Subdivision & Site Plans-Excludes parent parcel)	\$2,000.00 per Lot or Unit
Recreation Fees Adult Multiple Dwelling Affordable Housing (50 and over)	\$ 500.00 per Unit

Escrow Deposit: (To be replenished to 75% of the original escrow when level drops to 25% remaining in account.)

Residential Subdivision – Single Family or Town House	\$1,500.00, plus \$150.00 per Lot or Unit
Residential Site Plan – Multi Family Apartments or Condos	\$1,500.00, plus \$100.00 per Unit
Commercial Subdivision	\$1,000.00 per lot (up to 4 lots) \$200.00 Per Lot Thereafter
Commercial Site Plan	\$2,000.00 Minimum
Minor Site Plan (Short Term Rental, Home Occupation, Bed & Breakfast)	\$750.00 Minimum
All other Site Plans Reviews	\$1,500.00 Minimum
Simple 2 Lot Line Revision	\$1,000.00 Minimum
Preliminary Conceptual Site Plan	\$300.00

Engineer Inspection Fees (All Town Roads Installation Inspections)

Improvements as approved by Town Engineer	5% of the Estimated cost to construct
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Disclaimer

The applicant is advised that the Town of Marlborough Town Code, which contains the Town's Zoning Regulations, is subject to amendment. Submission of an application to the Planning Board does not grant the applicant any right to continued review under the code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new code requirements made while the application is pending.

An approval by the Planning Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer or water. It is the applicant's responsibility to apply for and obtain Town of Marlborough and other agency approvals not within this Board's authority to grant.

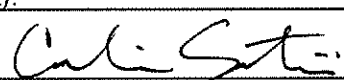
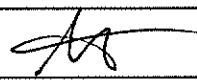
AFTER FINAL APPROVAL IS GIVEN BY THE PLANNING BOARD, THE BUILDING DEPT. MUST BE CONTACTED FOR FURTHER GUIDANCE.

The Town of Marlborough Town Board sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgment of responsibility for payment of these fees to the Planning Board for review of this application including, but not limited to, fees for professional services (Planners/Consultants, Engineers, Attorneys,) public hearings and site inspections. Applicant's submissions and re-submissions that are not complete will not be considered by the Planning Board or placed upon its agenda unless all outstanding fees have been paid.

The undersigned applies for subdivision, site plan, or lot line approval as described above under the rules and procedures of the Town of Marlborough, New York as duly authorized by the Town Board of Marlborough, New York.

The undersigned also acknowledges receipt of the "Disclaimer" above.

Applicant's Name(Print): Caroline P. & Steven R. Santini

Applicant's Signature:  

Date: 7/5/23

*****Application will not be accepted if not signed and filled out completely*****

Letter of Agent

I (We), Caroline P. & Steven R. Santini am (are) the owner(s) of a parcel of land located on 219-229 Mt. Zion Road in the Town of Marlborough, Tax Map Designation: Section 102.3 Block 2 Lot 15.

I (We) hereby authorize Control Point Associates, Inc. to act as my (our) agent to represent my (our) interest in applying to the Town of Marlborough Planning Board for a 3 Lot Subdivision, Site Plan, or Lot Line Revision Application. (circle one)

Caroline P. Santini

Signature

[Signature]

Signature

7/5/23

Date

7/5/23

Date

State Of New York

County Of Ulster

SS:

On the 5th day of July in the year 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared

Caroline & Steven Santini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023 7



CONTROL POINT
ASSOCIATES INC P C
traditional methods | modern approaches

11 Main Street
Highland, NY 12528
Tel: 845.691.7339
cpasurvey.com

July 6, 2023

LETTER OF INTENT

Owner/Applicants Caroline & Steven Santini are seeking approval for a Three Lot Subdivision of their 25.04-acre parcel situated at 219-229 Mt. Zion Road. Parcel having the Ulster County Tax Map designation of SBL: 102.3-2-15. The property is located in the R-Ag-1 zoning district.

Proposed Lot 1 will be a 2.14-acre parcel containing an existing house, well septic system and 2 barns.

Proposed Lot 2 will be a 4.21-acre parcel containing an existing house, well and septic system.

Proposed Lot 3 will be an 18.69-acre vacant parcel for residential development..

O:\Surveys\2022\12-22083-00-Santini-NY-PPB\CORRESPONDENCE\PLANNING\7.7.23.letter of Intent.docx

**Control Point Associates, Inc. P.C. is pleased to announce the acquisition
of Brooks & Brooks Land Surveyors, P.C.**

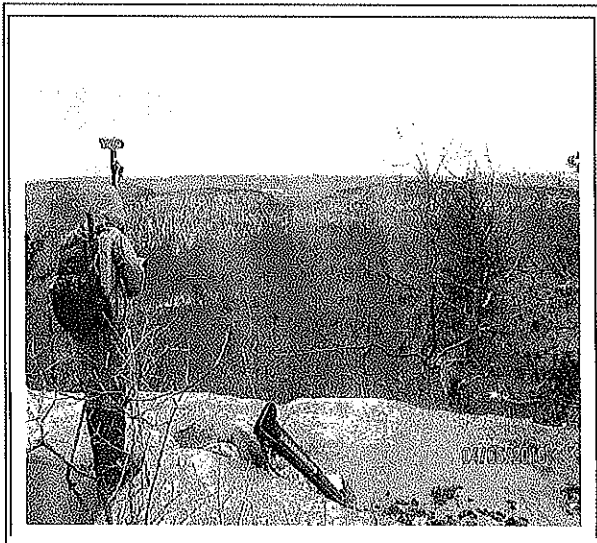
BROOKS & BROOKS
LAND SURVEYORS, P.C.
SURVEYING • PLANNING • GIS

Christopher T. Grey, L.S.

New York State Registration number 51064
11 Main Street
Highland, NY 12528
(845) 691-7339
Cgrey@bnbpc.biz

Christopher Grey is an Associate at Brooks & Brooks; he has been employed with the firm since May of 2012. His responsibilities include project management, scheduling and oversight of field crews, client communication, deed and record research, field preparation, project recon, data collection, processing of field data, network adjustment, mapping and quality control. In addition to these duties, Mr. Grey acts as a party chief in the field when needed.

Mr. Grey is a Member of: the National Society of Professional Surveyors, the New York State Association of Professional Land Surveyors and the Mid-Hudson Valley Land Surveyors Association. He is a graduate of SUNY Alfred with a BS in Land Surveying & Engineering, and has obtained the Ten Hour OSHA certification from the Material, Safety and Hazard Association. He has served on the Ethical Practices Committee at the NYSAPLS conference and co-presented "Boundary Line Surveying with RTK Technology" with Richard Brooks, LS. Through the Brooks & Brooks Professional Development program he has completed many Land Surveyor seminars as well as attending the State Surveyors Association yearly education conferences. In the past year he has attended seminars on Low Distortion Projections (LDP), Extracting Topographic Features from Scan Data, Ethical Practices, and Avoiding Boundary Problems. Mr. Grey became licensed in New York State in 2018 and is currently registered to practice with areas of expertise being Boundary/title surveys, highway right of way surveys and support surveying for engineering design and layout.



Other Related Project Experience:

- Honk Falls Dam Survey
- City of Newburgh Sewer Replacement Project
- Golden Woodlands Large Tract Survey (800+ Acres)

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Subdivision of Lands of Caroline P. & Steven R. Santini			
Project Location (describe, and attach a location map): 219-229 Mt. Zion Road Town of Marlborough NY SBL: 102.3-2-15			
Brief Description of Proposed Action: Proposed 3 Lot Subdivision of 25.04 acres. Proposed Lot 1 will be a 2.14 acre parcel with existing house, well and septic system Proposed Lot 2 will be a 4.21 acre parcel with existing house, well and septic system Proposed Lot 3 will be a 18.69 acre vacant parcel for residential development			
Name of Applicant or Sponsor: Control Point Associates, Inc. PC		Telephone: 845-691-7339 E-Mail: pbrooks@cpasurvey.com	
Address: 11 Main Street			
City/PO: Highland		State: NY	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		25.04 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		25.04 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ Not applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Proposed Lot 1 and Proposed Lot 2 have existing wells. Proposed Lot 3 will have an individual well in the future	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Proposed Lot 1 and Proposed Lot 2 have existing septic systems. Proposed Lot 3 will have an individual septic in the future	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There is a small Federally regulated wetland mapped in the vicinity of the pond shown on the subdivision map	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

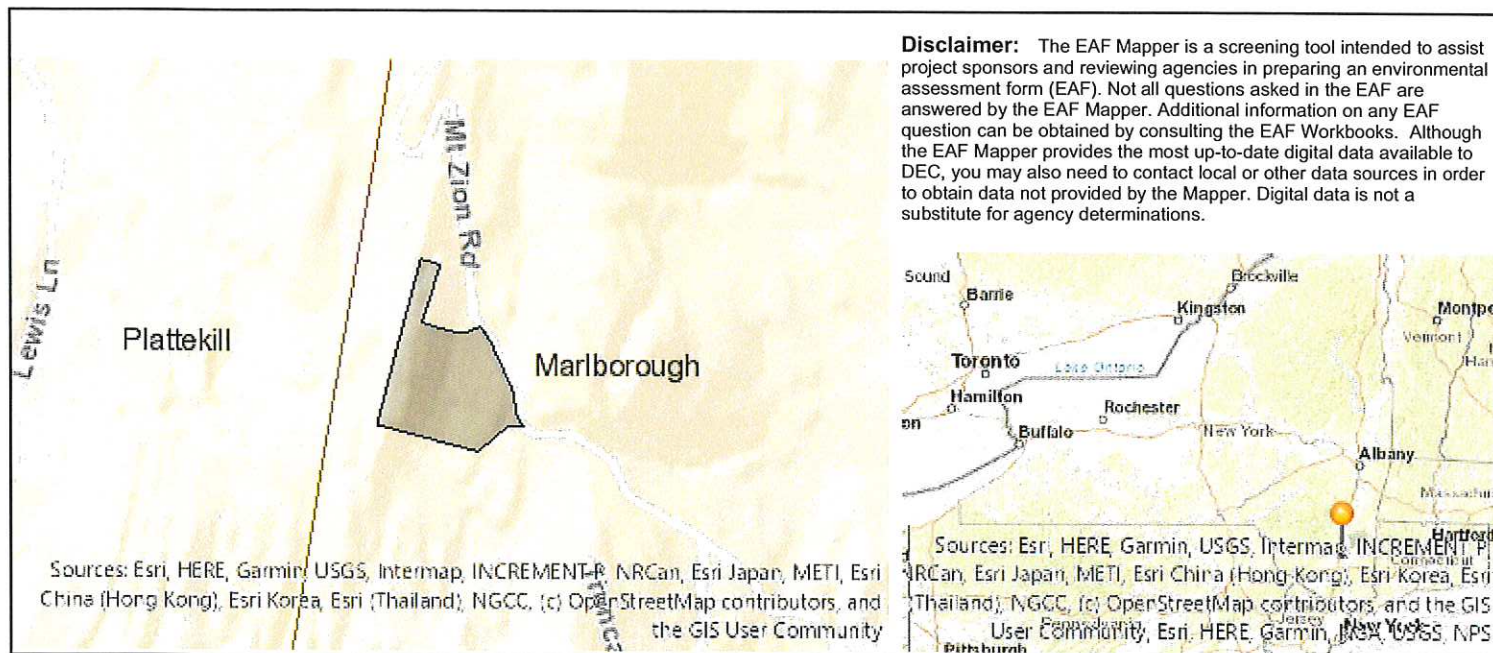
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Control Point Associates, Inc. PC</u> Date: <u>June 30, 2023</u>		
Signature: <u><i>Pat Brooks</i></u> Title: <u>Land Surveyor/Agent</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

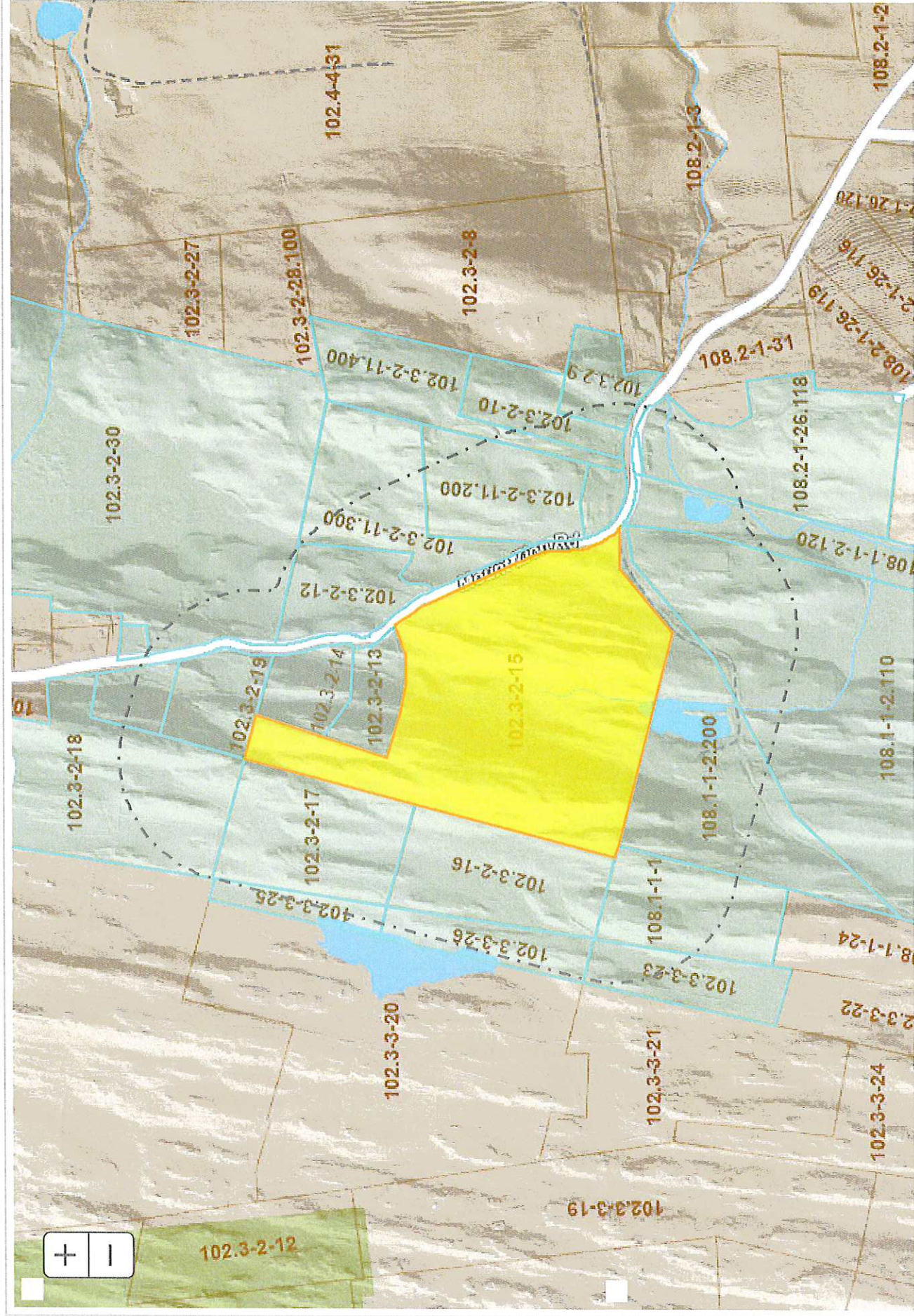
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

12-220083

Santini

Ajoining owners within 500'

Parcel	Owner	Secondary_Owner	Mailing_Address	Mailing_City	Zip	Property_Class
102.3-2-15	Caroline P Santini	Steven R Santini	219-229 Mount Zion	Marlboro NY	12542	Res Multiple
102.3-2-18	Louise Turchin	Howard Turchin	1789 Shenkel Rd	Pottstown PA	19465	Rural res
102.3-2-11.200	Robert De Marco	Lisa De Marco	82 Millhouse Rd Apt 1	Marlboro NY	12542	1 Family Res
102.3-2-11.100	Tim Hawley	Kimberly Hawley	196 Mt. Zion Rd	Marlboro NY	12542	1 Family Res
102.3-2-17	Gregory P Hostetler		P.O. Box 272	Gardiner NY	12525	Rural vac<10
102.3-2-19	Phyllis Renner		245 Mt Zion Rd	Marlboro NY	12542	1 Family Res
102.3-2-9	Ina Hamblin	Susan Pomerleau	188 Mt. Zion Road	Marlboro NY	12542	1 Family Res
102.3-2-16	Matthew Mahan		18 Gobblers Knob Rd	Marlboro NY	12542	Rural vac<10
108.1-1-1	Matthew Mahan		21 Gobblers Knob Rd	Marlboro NY	12542	Rural vac<10
102.3-2-20	Henry E Losee Jr		251 Mt Zion Rd	Marlboro NY	12547	1 Family Res
102.3-2-22	Abigail DuBois		246 Mt Zion Rd	Marlboro NY	12542	Rural vac<10
102.3-2-11.400	Geoffrey A & Ka Dina		200 Mt. Zion Road	Marlboro NY	12542	Rural res
102.3-2-14	Charles Harrison		42-12 28th St Apt 9B	Long Island City NY	11101	Res vac land
102.3-2-12	Robert Labrise	Linda Labrise	224 Mt Zion Rd	Marlboro NY	12542	1 Family Res
102.3-2-11.300	Kimberly Dina		192 Mt Zion Rd	Marlboro NY	12542	Rural vac<10
102.3-2-13	MVC-RC Mount Zion LLC		7519 14th Ave	Brooklyn NY	11228	1 Family Res
102.3-2-10	null	null	null	null	null	null
108.1-1-2.200	Franklin C Nicklin	Freda W Nicklin	3 Rivers Edge	Newburgh NY	12550	Rural res
108.1-1-2.110	MVC-RC Mount Zion LLC		1253 65th Street	Brooklyn NY	11219	Rural res
108.1-1-2.120	Richard M Kurtz	Melissa C Kurtz	195 Mt Zion Road	Marlboro NY	12542	1 Family Res
102.3-2-30	Abigail Dubois		246 Mt. Zion Road	Marlboro NY	12542	Rural res
108.2-1-26.118	Boneh Zion Realty LLC		68-01 Main St	Flushings NY	11367	Res vac land
102.3-3-25	null	null	null	null	null	null
102.3-3-26	null	null	null	null	null	null
102.3-3-23	Matthew L Mahan		18 Gobblers Knob	Marlboro NY	12542	Rural vac<10





ULSTER COUNTY - STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

102.3 - (2) - 15

6408/170

Subject

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 6408 / 170
INSTRUMENT #: 2019-3212

Receipt#: 20191691527
Clerk: RS
Rec Date: 03/11/2019 04:10:26 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: THOROUGHbred TITLE

Party1: REBERHOLT DOLORES M
Party2: SANTINI CAROLINE P
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 1538.00

Sub Total: 1538.00

Total: 1728.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 3659

Transfer Tax

Consideration: 384500.00

Transfer Tax - State 1538.00

Total: 1538.00

Record and Return To:

THOROUGHbred TITLE SERVICES LLC
800 WESTCHESTER AVE SUITE S
RYE BROOK NY 10573

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

513688

THIS INDENTURE, made this 27th day of February, Two Thousand Nineteen

Caroline
CAROLYN

CAROLYN P. SANTINI and **STEVEN R. SANTINI**, husband and wife residing at 219-229 Mt. Zion Road, Marlboro, Ulster County, New York 12542

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

Dolores M. Reberholt
DOLORES M. REBERHOLT

On the 27th day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **DOLORES M. REBERHOLT**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

✓

DANIEL M. MARTUSCELLO
NOTARY PUBLIC, State of New York
Qualified in Ulster County
Commission Expires Sept. 30, 2022

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate on the southerly side of Mount Zion Road in the Town of Marlborough, Ulster county, New York bounded and described as follows:

BOUNDED on the north by Mount Zion Road, lands of Russell Nicklin and lands formerly of William Nicklin, deceased; on the west by lands formerly owned by John C. Kniffin, deceased; on the south by lands of Franklin C. Nicklin and the east by lands of Franklin C. Nicklin and Mount Zion Road.

LESS AND EXCEPTING a portion of premises conveyed by deed from Albert E. Reberholt and Dolores M. Reberholt to Edward Kramer and Carole Kramer, his wife, dated 05/19/1981 and recorded 07/23/1981 in the Ulster County Clerk's Office at Liber 1450 at Page 97. T.M. Lots 13 & 14

BEING a portion of the same premises conveyed to the grantor by William C. Mahler and Sarah F. Mahler by deed dated 8/31/1971 and recorded 09/02/1971 in the Ulster County Clerk's Office in Liber 1265 of deeds at Page 271.

Being more described as follows :

EnTitle Insurance Company

Title Number: TBT-66744
Policy Number: OP87451

SCHEDULE A – OWNER'S POLICY

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows;

BOUNDED on the north by the Mount Zion Road, lands of Russell Nicklin and lands formerly of William Nicklin, deceased; on the west by lands formerly owned by John C. Kniffin, deceased; on the south by lands of Franklin C. Nicklin and on the east by the lands of Franklin C. Nicklin and Mount Zion Road.

LESS AND EXCEPTING

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows;

BEGINNING at a point on the westerly side of Mt. Zion Road said point being the southeasterly corner of lands now or formerly of Rener and running thence westerly along the southerly bounds of the lands of Rener 280.00 feet to a point, which said point is marked by a pile of stones, thence southerly 533.00 feet to a stone wall, thence easterly along said stone wall approximately 333.00 feet to the lands now or formerly of Russell and Otilie Nicklin, thence northerly along the lands of Russell and Otilie Nicklin 533.00 feet to the point or place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

FOR COUNTY USE ONLY

C1. SWMS Code

57.3600

C2. Date Deed Recorded

3/11/19

C3. Book

4408

C4. Page

170

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

219-22

Mount Zion

ROAD

* STREET NUMBER

* STREET NAME

Marlboro

12542

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer Name

Santini

Caroline P

* LAST NAME/COMPANY

FIRST NAME

Santini

Steven R.

* LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

* LAST NAME/COMPANY

* FIRST NAME

* STREET NUMBER AND NAME

* CITY OR TOWN

* STATE

* ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed

1

of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

5. Deed Property Size

* FRONT FEET

X

* DEPTH

OR

26.60

* ACRES

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐

6. Seller Name

Reberholt

Dolores M.

* LAST NAME/COMPANY

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

A. One Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

☐

SALE INFORMATION

11. Sale Contract Date

10/30/2018

12. Date of Sale/Transfer

02/27/2019

13. Full Sale Price

384,500.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives☐ B. Sale Between Related Companies or Partners in Business☐ C. One of the Buyers is also a Seller☐ D. Buyer or Seller is Government Agency or Lending Institution☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)☐ G. Significant Change in Property Between Taxable Status and Sale Dates☐ H. Sale of Business is Included in Sale Price☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)☒ J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY)

18

17. Total Assessed Value

311,000

18. Property Class

280

19. School District Name

Marlboro CSD

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))

102.3-2-15

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Dolores M. Reberholt 02/27/2019

SELLER SIGNATURE

BUYER SIGNATURE

Caroline P. Santini 2/27/19

BUYER SIGNATURE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Santini

Steven

* LAST NAME

FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex: 999-9999)

219-229

Mount Zion

* STREET NUMBER

* STREET NAME

Marlboro

NY

12542

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Rella

Jennifer

LAST NAME

FIRST NAME

(914)

219-5580

AREA CODE

TELEPHONE NUMBER (Ex: 999-9999)